

USER *TCL PAGE CO.*

(\$35,000.00) the Vendees may require the Vendor to deliver unto them a deed conveying a good and marketable fee simple title to that portion of the 202 acres above mentioned containing approximately 107 acres, and being known as the Schroyer farm; provided, however, that the Summers farm was not prior thereto conveyed unto the Vendees by the payment of Twenty Thousand Dollars (\$20,000.00) as aforesaid.

6. All costs of conveyancing, including the preparation of the necessary deed or deeds and all revenue stamps, shall be at the expense of the Vendees.

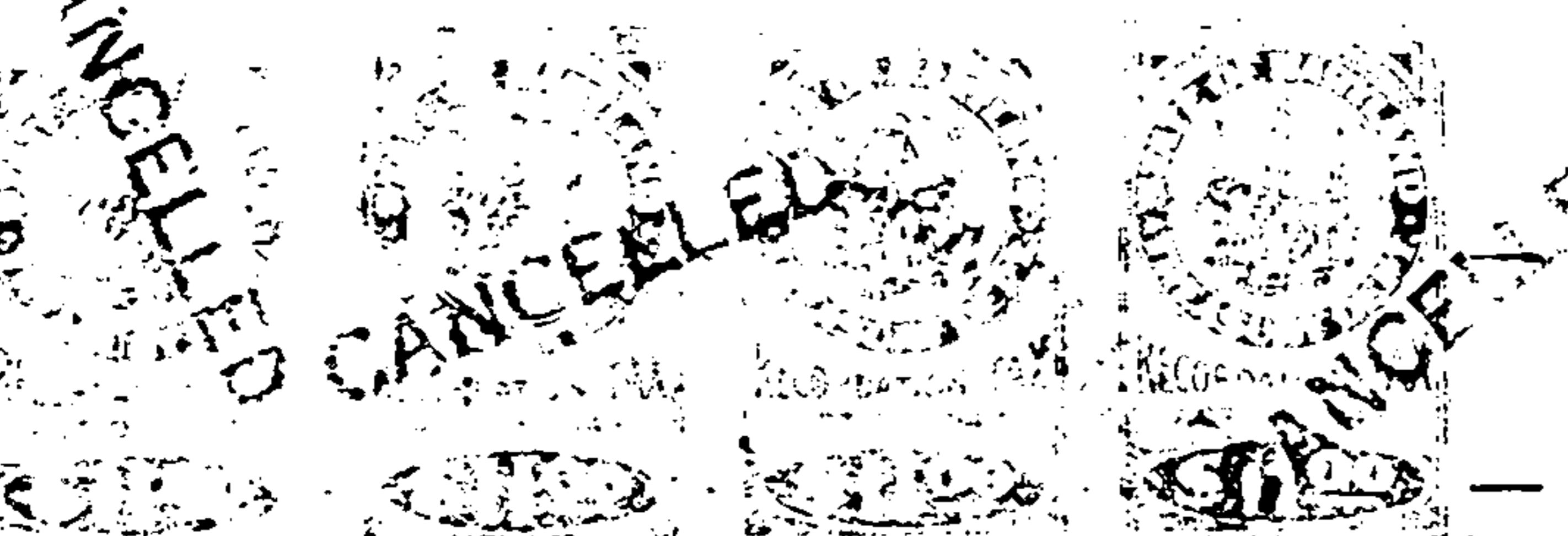
7. During the existence of this contract, the Vendees shall have full possession of the land hereinabove described, and shall receive any rents due and payable by tenants thereon, and the Vendees shall further pay all taxes and insurance that may become due, and shall carry such fire and extended coverage insurance as shall be required by the Vendor, but they shall not be required to carry insurance in excess of the principal balance remaining unpaid.

8. It is understood and agreed that this Agreement shall be binding upon the parties hereto, their respective heirs, administrators, personal representatives or assigns.

WITNESS our hands and seals, on the day and date above written.

Witness:

Robert M. Stone
Notary Public



Jesse N. Smith (SEAL)
Jesse N. Smith

VENDOR

D. Clarence Harshman (SEAL)
D. Clarence Harshman

Pauline E. Harshman (SEAL)
Pauline E. Harshman

VENDEES

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 21 day of April, 1965, before me, the Subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, duly commissioned and qualified, personally appeared Jesse N. Smith, D. Clarence Harshman and Pauline E. Harshman, his wife, and did each acknowledge the aforesaid Agreement of Sale to be their respective act and deed.

Witness my hand and Seal Notarial.

Terry H. Spurrier
Notary Public
My Commission Expires: May 3, 1965

Exhibit A
Filed March 18, 1970